



NEGATIVE DECLARATION ADDENDUM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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ENVIRONMENTAL DETERMINATION NO. ED15-143

DATE: 12/21/2015

PROJECT/ENTITLEMENT: Lot 11 EAP, LLC Minor Use Permit; DRC2015-00056

APPLICANT NAME: JR Pacific LLC

ADDRESS: 645 Clarion Court, San Luis Obispo, CA 93401

CONTACT PERSON: MW Architects, Inc.

Telephone: 805-544-4334

PROPOSED USES/INTENT: A request by LOT 11 EAP, LLC for a Minor Use Permit to allow for the construction of a 14,389 square-foot commercial warehouse building, including associated parking, landscaping, and site improvements. The proposed project will result in the disturbance of the entire 1.28 acre parcel, located in the Commercial Service land use category.

LOCATION: The project site is located at 1220 Kendall Road, approximately 1,200 feet east of the Highway 227 and Kendall Road intersection and approximately 1,200 feet southeast of the San Luis Obispo city-limit. The site is located in the San Luis Obispo sub-area of the San Luis Obispo planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408-2040

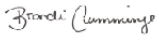
FINDINGS: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

BASIS FOR ADDENDUM: The following describes why the proposed changes will not result in any significant additional impact. The assumptions during review of Tract 2368, in order to provide mitigation measures primarily for water supply and traffic, were that there would be a total of 1,000 employees once all of the parcels were developed. Overall structural development within the subdivision was limited to 500,000 square feet. Conditions of approval provided a formula for the maximum square footage per parcel based on the parcel size as well as a formula for calculating the water allotment per parcel.

Both resulting parcels of Lot 11 need to comply with the original conditions regarding the maximum square footage as well as the water allotment, along with the other conditions of approval. Based on the original conditions, the maximum square footage allowed for Lot 11 is 34,053 square feet. Parcel 1 has approval for a 19,664 square foot warehouse for the Food Bank Coalition, leaving approximately 14,389 square feet allowable for Proposed Parcel 2. The proposal does not increase the amount of development or water usage above what was originally approved with the previous subdivision.

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

Brandi Cummings		Project Manager	12/21/2015	County of San Luis Obispo
Name	Signature	Title	Date	Public Agency